



TENDER RESPONSE
RETURNABLE SCHEDULES

A. GABRIELLI CONSTRUCTIONS PTY LTD
EQL BOWEN POLE YARD DRIVEWAYS

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Dear Jakki,

Thank you for the opportunity to provide you with a tender response for the EQL Bowen Pole Yard Driveways tender.

A Gabrielli Constructions (AGC) has been operating in the Townsville and the surrounding North Queensland Region for over 60 years and carries with it an excellent reputation as a local and reliable operation. AGC can assist customers in multiple sectors of the market including domestic, rural, agriculture, aquaculture, mining, municipal and industrial. AGC have proven success working in remote and regional council and community locations. AGC understand and appreciate the importance of local and stake holder engagement when working in a regional community.

AGC are focused on ensuring clients meet and exceed legislative requirements and standards based in North Queensland. AGC are well positioned to meet the required criteria and throughout this tender response and supplied documentation we have supported our claims of having both the capacity to complete this project as well as the knowledge, resources, and commitment to achieve the most cost-effective method.

Our approach to developing this tender response has been focused on our capability to exceed the requirements specified within the request for tender documentation. In summary, our tender has been based on the following.

- **Demonstrated Understanding** – Our detailed methodology and program within the schedules outline our full understanding of the project and how AGC can fulfill the requirements outlined in the request for tender.
- **Key Personnel** – Our proposed team are all qualified and experienced in the construction industry and fully understand our clients' needs through offering direct and precise advice and services.
- **Experienced** – AGC have over 60 years of experience in the construction industry and are well known in the Northern and Regional Queensland.
- **Local Content** – During the tender period we contacted numerous subcontractors in Townsville. To that end we have continued to investigate ways and identify solutions of ensuring the maximum involvement and benefits to the local Townsville subcontractors.

Our timing of delivery is flexible, and we welcome the opportunity to provide Energy QLD with this tender response and look forward to working with you.



Adrian Gabrielli
MANAGING DIRECTOR

INTRODUCTION

A. Gabrielli Constructions (AGC) has been a constant and integral part of the construction industry within Townsville and surrounding North Queensland region for over 60 years and has grown into a leader within the industry. AGC are focused on promoting and growing local construction companies and ensuring the organic capacity of locally owned and operated companies can effectively compete with larger non-local companies.

AGC is committed to effective construction management to ensure a timely delivery of works to the EQL Bowen Pole Yard Driveways and has a proven history of delivering works under time constrained conditions working cooperatively with our clients and other stakeholders.

AGC will work collaboratively with the Energy QLD to deliver the works within the proposed timeframe, and to the highest standard. Furthermore, our project team will endeavour to exceed the desired level of quality. AGC acknowledge that the design for this project has been completed, however AGC will always strive to identify innovative cost saving solutions where possible.

AGC has a well-earned reputation for being able to get difficult jobs done to a high standard within the necessary timeframes and budgets. A large proportion of our work is from returning customers, this demonstrates that AGC has continually provided its clients with the service and project results they expect. AGC are capable of completing works under a variety of contracts including but not limited to:

- Design & Construct Lump Sum.
- Cost Plus.
- Project Management.
- Construct Lump Sum.

Our management team with their depth of experience and combination of skills has delivered an impressive portfolio of projects. Together, we have built a vibrant company with the drive and capability to exceed our clients' expectations on even the most challenging of projects. Our ability to provide exceptional value and meet deadlines without compromising on safety and quality has inspired remarkable loyalty in our clients and we are particularly proud of our high level of repeat business. AGC's strong track record is a clear indicator of our success in working with local communities. Strong relationships and open communication with local stakeholders enable us to deliver smart project designs and mutually successful business outcomes.

EXECUTIVE SUMMARY

AGC are well positioned in regard to current and future workload that would allow us to commit significant resources to this project. The evidence we have provided both within the Schedules and within the Attachments of supporting documentation support our claims of having both the capacity to complete this project as well as the knowledge, resources, and commitment to achieve the highest possible standards.

As part of this tender submission, we have submitted summaries of a cross section of projects that involved similar activities that supports our claim of capability, as well as current work in progress to support our claim of capacity to undertake the project.

The project challenges are considered through our initial risk assessment of the tender documents as follows:

CHALLENGES	MITIGATION/COMMENT
Project schedule	AGC have undertaken a complete review of the proposed tender schedule and have developed a detailed project schedule including milestones and consider the schedule both realistic and achievable based upon our capacity and resources allocated to the project.
High performance/quality expectations	- AGC have established our own internal expectations regarding quality which are fully compliant to the requirements of ISO 9001:2015. These high standards also directly translate into a limited occurrence of defects during the defect liability period and in the Whole of Life costs of our completed projects. AGC's high standard of the final project is evident through the numerous awards over the past several years throughout North and Central Queensland, including: 2022- Industrial Building over \$5 Million- EQL Garbutt OCCN Data Centre 2021- Industrial Building over \$5 Million – Douglas Water Treatment Plant Laboratory. 2021- Education Facilities up to \$10 Million. Calvary Christian College Hospitality & Staff Building. 2020- Excellence in Energy Efficiency and Environmental Management – Bwgcolman Retail Precinct (Palm Island) 2019 - Project of the Year - Ergon Energy Garbutt Depot Stage 2 (Garbutt) 2019 - Education Facilities up to \$5 million - Calvary Christian College Performing Arts (Mount Louisa) 2019 - Project of the Year - Winton Shire Council - Waltzing Matilda Centre (Winton) 2019 - Tourism and Leisure Facilities over \$10 million - Winton Shire Council - Waltzing Matilda Centre (Winton) 2019 - Industrial Building over \$5 million - Ergon Energy Garbutt Depot Stage 2 (Garbutt) 2018 Community Service Facilities – Calvary Leadership College Building One (Mount Louisa) 2017 - Industrial Building – Stuart Yard Consolidation Project

	• 2017 - Refurbishment/Renovation \$501,000 – \$2 million – Old Townsville Railway Station Roof Renovation • 2016 - Education Facilities up to \$5 million – Columba Catholic College – St Mary's Campus • 2015 - Education Facilities \$1 million - \$5 million – St Patrick's College – New 3 storey Classroom Block • 2014 - Refurbishment/Renovation \$1 million – \$2 million – JCU Peer to Peer • 2014 - Refurbishment/Renovation \$2 million – \$5 million – Ignatius Park Year 7 Centre • 2013 - Health & Education Facilities up to \$2.5 million – Calvary Christian College New Technology Centre.
Inadequate program scheduling	• AGC's proposed project team have completed similar projects together and as such have an ongoing working collaboration to fulfilment. • The capacity to manage a number of concurrent projects is proven and as shown within this tender response AGC are currently achieving this. • AGC's project team work together in the development of the initial project schedule and program to ensure that all project team members are fully aware of the requirements.
Managing a project in an operational facility	• AGC's experience of undertaking projects within operational environments where we ensure adjacent facilities or shared infrastructure is not impeded by construction work. • AGC have a proven track record in projects where daily interaction of operations takes place. • AGC have defined roles and responsibilities to ensure that effective communication and consultation with all the stakeholders takes place on all projects.
Management of subcontractors/ suppliers	• AGC have worked in the region for over 60 years and have a dedicated and competent subcontractor pool and approved supplier list that we have used extensively. • Our approach to subcontractors and suppliers has grown and matured to ensure that they too have grown and matured as a result of a strong working relationship. • Our subcontractor and suppliers' competency are proven and in the case of new suppliers being invited to price this tender they all undergo both a formal review process involving reference and credit checks as well as a formal review of their quality management systems and safe methods of work.
Coordination between project participants	• We have programmed formal meetings and the monthly reports to ensure all stakeholders maintain an accurate understanding of the project. • Internal weekly progress meetings with our senior management and project team will occur. • Daily prestart meetings of all workers (staff and subcontractors) ensure coordination is maintained throughout the program.
Key Personnel leaving the project.	• The proposed AGC team are all long-term employees who have worked in the Townsville region and are settled.

	- AGC will ensure that a reserve with comparable experience and abilities is available for each member of the team should a personal event require extended absence from the project. This is achieved through having Key on-site and off-site personnel allocated to this project to ensure consistency throughout the project where substitution is required. - Although not required in this tender, a substitute team member is highlighted in this tender response to ensure all contingencies are considered prior to commencement of the project.
Defect procedures and presence in the region.	- AGC are a local company with a permanent presence in Townsville and so during the defect liability period, AGC will provide the Client with a contact number which is reachable at any time. AGC will organise any emergency repairs to be undertaken immediately upon receipt of advice from the Client. - Detailed procedures for ensuring the scheduled maintenance within the defect's liability period is undertaken in a timely manner will be contained in the HOTO Plan.
Programming of the works to advise others of upcoming activities.	AGC will prepare a Project Master Program. This allows people to understand with a high level of confidence what activities are happening, about to happen and then assess the interaction with others.
Clear lines of communication and control.	AGC has a clear level of responsibility for each level of management in the company. Each person from the Project Director down to the site staff understands their level of authority and can communicate confidently at that level. These responsibilities are enunciated in their position descriptions. By allowing this our employees understand what level of information can be acted on and advised to others on or around the site.
Materials demands due to increased competition from projects in the region.	AGC has been a long term customer to many of the local suppliers and as such local suppliers tend to work with us on supply and delivery issues.

AGC constantly reviews our performance measurements through our key objectives, the following list includes our objectives for this project. These objectives are discussed at our weekly management meeting through the project report delivered by the Project Manager. Additional project meetings are arranged at regular intervals (minimum monthly) to discuss the current situation of the project's progress. Through the management of these performance measurements AGC can ensure the role and responsibilities for AGC to meet the project objectives and project goals are met.

CATEGORY	OBJECTIVES	KEY PERFORMANCE	METHOD
Environmental Preservation	The Project shall be completed lawfully and without harm to the environment.	Report environmental issues	As per Incident Management Process
		Prepare and review project risk register to include environmental impacts.	As per the Risk Management Process and Monitoring and Review Matrix
		Ensure all plant prestarts are completed.	As per the plant and equipment registers

CATEGORY	OBJECTIVES	KEY PERFORMANCE	METHOD
		Measure all environmental non-compliances.	As per the Incident Register
		Continually seek ways to improve upon environmental performance.	As per Internal Audit schedule and Continual Improvement register
Performance	The Project shall deliver an efficient and effective performance proven building refurbishment.	Monitor quality assurance documentation and inspections throughout the contract.	ITP's, continual improvement register, and inspections as per the internal audit schedule.
Sustainability	The Project shall deliver a building free of asset life cycle diminishing defects.	Review design documents and suggest alternatives, if required, to the client.	As per the construction management process.
Stakeholder Engagement	The Project shall identify and engage with stakeholders at all relevant and appropriate times throughout its delivery and facilitate mutually agreed solutions.	Meet reporting requirements including monthly Report to the client.	As per the communication and consultation matrix
		Have a clear process for documenting projects with clear communication with the Client and relevant Stakeholders.	As per the Monthly Report and the communication and consultation matrix
Preservation of Property	The Project shall be completed without detriment to existing infrastructure and operations.	Ensure the workers are aware of their roles and responsibilities on site when representing the company.	As per the communication and consultation matrix
		Consider controls in the risk register on how to minimise the disruption to neighbouring properties.	As per the Risk Management Process and Monitoring and Review Matrix
Indigenous Participation	The Project shall ensure opportunities for 10% of construction total labour hours to be completed by Indigenous Australian businesses and/or Indigenous Australian employees.	Meet the projects Indigenous participation objective. Implementation of the Reconciliation Action Plan.	As per the Monthly Report
Training Policy	The Project shall ensure 10% of the total construction labour hours are completed by apprentices and trainees, and by those undertaking other workforce training.	Continual training both in house and externally.	As per the Monthly Report
		Frequent observations of a worker carrying out a task to ensure competency.	As per Management Commitment process and Monitoring and Review Matrix

CATEGORY	OBJECTIVES	KEY PERFORMANCE	METHOD
Local Content	The Project shall maximise opportunities for the local Townsville region businesses and employees to be involved in the construction of the Project by applying the five principles of the Queensland Charter for Local Content consistent with the approved Statement of Intent.	All suppliers and contractors are within 125km of the worksite.	As per the Monthly Report
		All suppliers and contractors are assessed for local participation.	As per the Purchasing Process.
People	The Project shall consistently recognise and acknowledge the efforts and achievements of project participants and Project Participants shall participate respectfully.	Task observations and reporting outcomes.	As per the Monthly Report
Project Timing	The Project shall be completed within agreed timeframes.	Attend and participate in all required meetings.	As per the communications and Consultation process
		Regular review of the construction programme to ensure times are being met.	As per the Monitoring and Review Matrix
Project Budgets	The Project shall be completed within agreed budgets.	Have a clear process regarding pricing through the construction program.	As per the Monitoring and Review Matrix
Project Finances	Meet payment terms for suppliers and or subcontractors	Assess if the terms mutually agreeable for all parties prior to signing a contract.	As per the Purchasing Process
		Assess if the payment terms meet legislative requirements – i.e., BIF (Security of Payment) Act 2017.	As per the Purchasing Process.

SCHEDULE 1 - FORM OF TENDER

To: Energy Queensland Limited
P O Box 1090
Townsville QLD 4810

1. All terms defined in the Tender Documents have the same meaning given to those in the Conditions of Tendering and in the Proposed Agreement.
2. The Tenderer:
 - (a) offers to supply the Scope to Energy Queensland and each EQL Group Buyer on the terms and conditions set out in the Tender Documents and the Response Schedules attached to this Form of Tender;
 - (b) agrees that its Tender constitutes an irrevocable offer to the Principal and each EQL Group Buyer to supply the Scope described in the Proposed Agreement on the terms and conditions of the Proposed Agreement completed utilising the information submitted with the Tender that is open for acceptance for a period of 120 days from the Closing Date for the lodgement of Tenders;
 - (c) undertakes to be bound by and to duly observe and perform the terms and conditions of the Tender Documents and, if this Tender is accepted, to enter into the Proposed Agreement with Energy Queensland;
 - (d) confirms that each of the Response Schedules listed have been completed and are attached to this Form of Tender;
 - (e) acknowledges that the Principal may, at its discretion, request an independent third party to undertake a financial assessment as part of the evaluation process; and
 - (f) acknowledges that the Principal may, at its discretion, contact regulatory bodies, such as Workplace Health and Safety Queensland, the Queensland Building and Construction Commission, the Fair Work Commission and the Australian Building and Construction Commission, to verify compliance with the Ethical Supplier Threshold.

EXECUTED by
by its duly authorised representative in the
presence of a witness



Signature of Witness

Kris Williams

Name of Witness (print)

)	
)	
)	
)	
	
	Signature of Authorised Representative
	Adrian Gabrielli
	Name of Authorised Representative (print)

SCHEDULE 2 - EXPERIENCE AND CAPABILITY

Major Clients

The Tenderer must complete the table below (or similar attachment) detailing at least three current or recent major clients for whom the Tenderer is providing services comparable to those offered in this Tender.

By listing clients below, the Tenderer acknowledges that Energy Queensland may contact these clients in order to obtain feedback on the Tenderer's performance.

Details Required	Tenderer's Response
Ergon Energy Work	
Contract/ Quote/ Purchase Order Number:	00000842 -Ergon Energy Garbutt Stage 2 Redevelopment Townsville
Description:	Redevelopment of the Garbutt Depot for Ergon Energy.
Contact person and contact details:	Adam Blackburn - 0429 577 248
Date and time frame:	December 2016 – May 2018
Additional details, if appropriate:	
Ergon Energy Work	
Contract/ Quote/ Purchase Order Number:	J49170-S – EQL Cairns OTHF Data Centre
Description:	The project consisted of the construction of a new carpark, council footpaths and kerb and channel, Boundary security fencing and landscape works to create an aesthetically pleasing environment. AGC were also responsible for the design and construct of the Fit out of the new building included data racks, cable trays, communication cabling, DC Battery racks and rectifiers, air-conditioning unit, gas suppression systems including cylinders and generator.
Contact person and contact details:	Anu Perera – 0400 797 664
Date and time frame:	March 2023 – November 2023
Additional details, if appropriate:	

Non-Principal Work	
Volume and type of Services / Materials:	JCU Burketown - Design and Construct a 5-bedroom student accommodation facility.
Location:	Burketown, QLD
Date and time frame:	July 2018 – August 2019
Major vendors and suppliers involved:	CA Architects, Superior Steel Homes NQ, Crawford Plumbing, Waltlec, Tim Wilson Carpentry, Campbells Kitchen Cabinets, Across Floors, NPS.
Value:	\$1,502,400.00 + GST
Contact Persons and contact details:	Nathan Shepherd – 0419 744 765
Other matters of relevance:	
Additional details, if appropriate:	
Non-Principal Work	
Volume and type of Services / Materials:	Charters Towers Cadet Hangar - Design and construction of a purpose-built facility tailored for administrative and training purposes.
Location:	Charters Towers, QLD
Date and time frame:	November 2021 – May 2022
Major vendors and suppliers involved:	Tippet Schrock Architects, Milray, Hanson, Vero, Fair Dinkum, Plumbwell, Waltlec, VP Roofing, BG Group, Towers Custom Cabinets, Spacial Concepts, GV & JK Carrol Painting, Across Floors, Secure Fencing.
Value:	\$2,188,387.50 + GST
Contact Persons and contact details:	Brian Chambers – 0438 502 735
Other matters of relevance:	
Additional details, if appropriate:	
Non-Principal Work	
Volume and type of Services / Materials:	Waltzing Matilda Centre Reconstruction Project
Location:	Winton QLD
Date and time frame:	April 2017- April 2018

Major vendors and suppliers involved:	A1 Custom Stainless and Kitchens, Across Floors, Bildavoid, B&N Glass and Aluminium, Brilliant Brush Strokes, CD Projects, Concrete Pumping Queensland, Easy Lift, JGP Electrical, Joliffe Concreting, Lyndons, Mascrete, Mayne River Gypsum, Townsville Office Furniture, Refrigerated Technologies Qld, SFL Piletech, Tacoma Plumbing, Flick, Thomas Steel fabrication and VP Roofing.
Value:	\$15.8 million
Contact Persons and contact details:	Alan Rayment- 07 4657 2666
Other matters of relevance:	
Additional details, if appropriate:	

References

The Tenderer must provide the names and contact details of at least three current referees, two of whom must be non-Principal. The referees identified may be the same as those included in the 'Major Clients' section above.

Referees		Details
1.	Name of Referee:	Nathan Shepard
	Details of Contract:	JCU Carpark & JBD Upgrade
	Phone Number:	0419 744 765
	Email Address:	nathan.shepherd@jcu.edu.au
2.	Name of Referee:	Anu Perera
	Details of Contract:	Network Net ops north refurbishment
	Phone Number:	0400 797 664
	Email Address:	anu.perera@energyq.com.au
3.	Name of Referee:	Nathan Cooke
	Details of Contract:	Aurizon Suart Yard Consolidation Aurizon Container Hardstand
	Phone Number:	0408 708 769
	Email Address:	Nathan.cooke@aurizon.com.au

SCHEDULE 3 - PROPOSED WORK PROGRAM

Tenderers are required to include with their tender a proposed works program (in Microsoft Project or similar and PDF) for the execution of the works including:

- Mobilisation Plan
- The sequence and duration of the major activities
- Demobilisation Plan

Additionally, clearly show the activity commencement date and completion date of all major activities in the following table: **Please refer to “Appendix B- Program”.**

Start week	End week	Description of work to be completed

Add rows if needed

Has Tenderer attached Proposed Work Program?:
Where is this attached? (e.g. Appendix A):

Yes / No
“Appendix B”

Project Delivery

Tenderer to state approach to successful completion of works for project set out in the Scope.

Please refer to “Appendix C- Methodology”.

Tenderer is to advise any risks to successful project completion and state how they will mitigate these risks.

- Demolition activities
- Working at heights
- Deep excavation
- Traffic management of vehicles / moving plant onsite.
- Ensuring the safety of all pedestrians, workers and vehicles / machinery operating in the zones adjacent and within the work site.

- Working safely within the site boundaries.
- Ensure that the SWMS for all high-risk work is reviewed and approved.
- Export of material to suitable site.
- Dust control.

SCHEDULE 4 - SUBCONTRACTORS

The Tenderer shall list below all Subcontractors proposed for work associated with this Scope. If the proposed Subcontractor for a particular item of work has not been selected, the Tenderer shall list all potential Subcontractors for that item of work.

The inclusion of this Schedule shall not be construed as approval of the Subcontractors listed herein. The Contractor shall, in accordance with the provisions of the Proposed Agreement, obtain the Standing Offer Representative's approval before any Subcontractor is engaged.

A	B	C	D
NAME AND ADDRESS OF SUB-CONTRACTOR	DESCRIPTION OF WORK TO BE CARRIED OUT BY SUBCONTRACTOR	PROPORTION OF THE WORK DESCRIBED IN COLUMN B TO BE CARRIED OUT BY THE SUBCONTRACTOR	APPROX. WORK \$ VALUE (Excl. GST)
Rojo Civil Address: 341 Woolcock Street Garbutt QLD 4814	Civil Works	17.5%	\$75,000
GPB Constructions Address: 660 Ingham Rd, Mount Louisa QLD 4814	Concrete Works	65%	\$150,000
Pilchers Concrete Address: 79 Reynolds Street Bowen QLD 4805	Concrete Supply	24%	\$55,000
Johns Plumbing Service Address: 5 Kent Street Bowen QLD 4805	Plumbing Works	10%	\$23,000

Bennett Concrete Pumping Proserpine Qld	Concrete Pumping	9%	\$20,000
Lyndons Address: 473 Bayswater Rd, Townsville City QLD 4810	Reinforcement Supply	9%	\$20,000
BMW Surveys Address: 8 Gilmour Cres, Kirwan QLD 4817	Surveying	3.5%	\$7,500

Add rows if needed

SCHEDULE 5 - PRICING

The Tenderer must complete:

Bowen Pole Yard Driveways – Bill of Quantities (BOQ)

If the Tenderer is not satisfied with the completeness of the Schedule, it may use a tab on the spreadsheet in order to add items for submission which it wishes to price separately. All items not listed in the Schedule but necessary for the performance of the work in accordance with the Scope are deemed to be included in the Pricing Schedule.

Has the Tenderer attached the completed Pricing Schedule:

Where is this attached? (e.g. Appendix C):

Yes / No
"Appendix D"

Tender Prices

The Tenderer may include any additional attachments allowing Energy Queensland to understand its Tender Prices.

Pricing (in Australian Dollars only) to be submitted by Tenderers must allow for all resources, reporting and requirements as described in the Scope.

Details of Components

The Tenderer is required to complete details of the components in the Pricing Schedule.

Value-Adding Options

Energy Queensland is interested in identifying any potential value-adding options in relation to the Tenderer's submission. These may include, but are not limited to, volume rebates, early settlement discount, online options, etc.

Tenderers are to complete the table below, identifying the proposed value-adding options (not already included in the Scope) and the potential benefit to be provided subject to Energy Queensland's acceptance of the proposed option. Attachments may be provided to assist Energy Queensland in understanding the value-adding options offered by the Tenderer.

Value-Adding Options being offered	Potential Benefit to Energy Queensland

SCHEDULE 6 - TENDER COMPLIANCE STATEMENT

Statement of Tender Compliance

1. In the event that there is an inconsistency between this Tender Compliance Statement and information contained elsewhere in the Tender Documents, then this Tender Compliance Statement shall have precedence.
2. This is a Conforming Tender as defined in the Conditions of Tendering. All requirements of the Tender Documents will be complied with, except where details of minor departures are provided in the Schedule of Departures in accordance with the Conditions of Tendering.
3. It is agreed that the specified amount(s) for liquidated damages shall be payable in accordance with the Schedule of the Proposed Agreement (if applicable).
4. The Tender Price is subject to Price Reviews to the extent permitted in the Tender Documents.

Tender Departures

- (a) Before completing this Schedule, the Tenderer must satisfy itself as to all documents contained in this Request for Tender.
- (b) To ensure all Tenders are being compared on an equal basis, Energy Queensland is seeking conforming offers that fully comply with its Proposed Agreement, Conditions of Tendering and Scope contained in this Request for Tender. Where tenders are submitted with departures to these documents, they will only be evaluated after consideration to the timing required, additional cost involved and likelihood of achieving an agreement acceptable to Energy Queensland.
- (c) Consideration will be given to departures only where, in addition to the details required below, a comprehensive description of any departure and a proposed change has been provided in the Commercial Departures Table provided.
- (d) Where departures are listed in the Commercial Departures Table, Tenderers should include an adjustment to the Tender Price which would apply if Energy Queensland elects not to accept the departure.



PROJECT FACT SHEET

STUART YARD CONSOLIDATION

Client

Aurizon

Role

Principal Contractor

Referee

Nathan Cooke: 0408 708 769

Contract Type

Lump sum

PROJECT DETAILS



Concrete Pours



Concrete night pours

STUART YARD CONSOLIDATION PROJECT. JAN 2016 – NOV 2016

STUART, TOWNSVILLE. QLD. \$28m

Budget achieved: ☒ YES ☐ NO

Delays: 33 days (wet weather conditions, site too saturated to carry out concreting works)

Project Description

The project involved the design and construction of a state-of-the-art freight distribution centre, which included an intermodal pad to facilitate seamless transportation and logistics operations. The new facility was to enhance the efficiency and capacity of freight handling and distribution.

Contractors/ Major Subcontractors Engaged by Company/ Consortium During the Project

Milray Contractors are major subcontractors on this project to carry out earthworks. Stradacon Penna and Boral Concrete for quarry and concrete supply. Other subcontractors are; Across Floors, Ausco Modular, Australiasia Scales, Best Doors, BlueScope Lysart, Campbells Kitchens, GV & JK Carroll Painters, CD Projects, Colonial Sheetmetal, Contract Building Services, DM Steel Framing, Downer EDI Engineering Electrical, Empire Office Furniture, GHD, GJCM Surveyors, Douglas Partners Quantity Surveyors, HQ Civil, Jim Roberts Locksmiths, Mite Constructions, Murphy Steel Fabrications, Norfab, Front Foot Constructions, PJ Walsh, RST Air Conditioning, SPD Plumbing, Townsville Texture Coating, Thomas Steel

Nominated Key Personnel Involvement

Project Director	Adrian Gabrielli
Commercial Manager	Matt Devine
Project Manager	Kris Williams
Site Engineer	Matthew Fairley
Site/ Construction Manager	Bernie Travers
Construction Superintendent	Richard Gabrielli
Civil Superintendent	Gareth Vernon
HSEQ Manager	Tim Staatz
Contract Administrator	Jennifer Bojocan

Other Relevant Information

AGC were contracted to provide the design and construction of the new Freight Distribution Centre including an intermodal pad. We proposed to break the project down into manageable packages and engage subcontractors to specifically utilise their core business strengths to the benefit of the project. This has reduced risk to the program providing opportunities for additional resources to be used if circumstances arose where this was deemed necessary.

Having a long-standing relationship with subcontractors throughout Queensland has enabled us to have strong business relationships. AGC have been proactive throughout this project due to AGC's direct (and transparent) communication with Aurizon. The Aurizon representative has maintained a high level of involvement and input into the project which again has added to prompt directions and decisions.

The project has achieved all the desired inclusions devised over a six-month design negotiation period. With an innovative approach AGC adopted a post tension concrete design which has fast tracked programs and delivered a far superior pavement resulting in savings to client and early completion benefits. The photos below show the new Freight Distribution Centre and Intermodal pad during the construction period. Due to the logistic safety and climate condition shift work was required to complete this concrete package.

Due to the nature of this facility and the BCA requirements, as part of this project, AGC designed and constructed a fully compliant Fire Hydrant System including the Water Storage Tanks, Diesel Booster Pump sets and Hydrant assemblies.

This project won the Master Builders North Queensland Housing and Construction Award 2017 for Industrial.

Issues that arose during the project and how these were resolved

Unsuitable subgrade – AGC identified at a very early stage in this design and construct project that there would be significant and cost and time delays if a traditional concrete pavement design was adopted. AGC used post tension concrete pavement as an entered solution to prevent considerable cost and time delays.



Construction stage of the Freight Distribution Centre

The completed project





ERGON ENERGY GARBUTT – STAGE 2 PROJECT

Garbutt, QLD

Client

Energy Queensland

Referee

Adam Blackburn 0429 577 248

Role

Principal Contractor

Contract Type

Lump sum

PROJECT DETAILS



caption describing photo



caption describing photo

ERGON ENERGY GARBUTT – STAGE 2 PROJECT. December 2016 – May 2018

GARBUTT. QLD. \$20,292,044.00

Budget achieved: ☒ YES ☐ NO

Delays: 4 months

Reason: Change in design by client, latent conditions.

Project Description

Redevelopment of the Garbutt Depot for Ergon Energy

Subcontractors

Abyss Demolition, Across Floors, Advantage Signs, AE Smith, Austral Monsoon, Cairns Steel fabrications, Campbells Kitchens, GV & JK Carroll painters, Danlaid Concretors, Decore Blinds, Secure Fencing, Easy lift, Exhaust Control Industries, EMA Electrics, G James, Innerspace, Interline, JDN Monocrane, Landscaping & Irrigation, Lotus Doors, Lyndons, Mite Constructions NPS Corporate, Otis Elevators, Front Foot Constructions, Premier Fire, Screw Piling QLD, Seven 2 Seven, Streamline Scaffolding, Tacoma Plumbing, Townsville Texture Coating, Top gear Concrete Pumping, Townsville Concrete, Vision Surveys and VP Roofing

Nominated Key Personnel Involvement

Project Director	Adrian Gabrielli
Commercial Manager	Maddalena Gabrielli
Project Manager	Kris Williams
Construction Manager	Bernard Travers
Construction Superintendent	Simon Rush & Richard Gabrielli
HSEQ Adviser	Paul Duncanson
Contract Administrator	Jennifer Bojocan
Site Foremen	Elliot Treacy and Josh Pike
Project Administrator	Bruce Shephard

Other Relevant Information

AGC won the contract for the Garbutt Depot Stage 2 redevelopment project in November 2016. This project was separated into 3 stages to allow Ergon to continue operations throughout the construction.

The project included the demolition of existing buildings including storage tanks, bunded areas and wash down bays. Building 3 underwent a major refurbishment of a typical office construction such as video conferencing rooms, workstations, FFE, lift installations and additional mezzanine extensions.

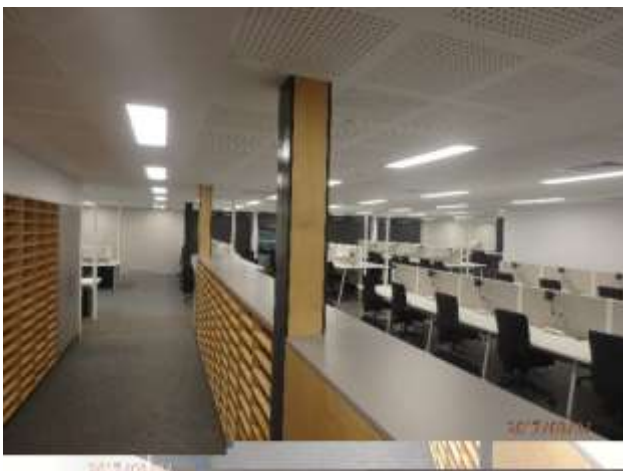
Construction of a new oil handling facility including tanks and pump installation occurred. External civil works including heavy and light fleet car parking, roadways, new wash down bay facility incorporating a vehicle underbody wash.

Although the project was situated within close proximity to our head office in Townsville, we positioned a Project Manager/ Engineer and project team full time on site. This allowed direct communication with easy access to the project team and aided to form a strong working relationship between the client and contractor.

AGC have supported our client through additional requirements to the original tendered project ensuring the final project excels in their expectations. This maybe through recommended alternative products to ensure the longevity of the materials and products used.



THE COMPLETED PROJECT





AURIZON CONTAINER HARDSTAND

Port of Townsville

Client

Aurizon

Role

Principal Contractor

Referee

Nathan Cooke

Contract Type

Lump Sum- \$2,466,365.00

PROJECT DETAILS



AURIZON CONTAINER HARDSTAND- START DATE: JANUARY 2021 – FINISH DATE: JUNE 2021
LOCATION. QLD. Contract Price: \$2,214,370.00 Contract Adjusted Price: \$ 2,337,554.60

Budget achieved: ☐ YES ☒ NO

Delays: Yes

Project Description

The project involved constructing a 10,000m² container hardstand designed to support 160-ton point load container stacks and 40-ton forklifts. The work was executed in three stages to ensure continuous access to the stacks. Key activities included:

- Site clearing and leveling
- Excavation, base testing, and compaction
- Installation of concrete structures: 600mm S40 strip footings and a 300mm S40 driveway
- Construction of a 400m² bioretention basin with trash pits and plantings

Nominated Key Personnel Involvement

Project Director	Adrian Gabrielli
Commercial Manager	
Project Manager	Bernard Travers
Construction Manager	Kris Williams
Construction Superintendent	Richard Gabrielli
HSEQ Advisor	Wayne Herrick
Contract Administrator	Jennifer Bojocan

Subcontractors and Suppliers

- Certifier (ACA)
- Survey (G Little)
- Concrete (Holcim)
- Reo (Lyndons)
- Concrete Labour (BK Constructions)

COST-RELATED PERFORMANCE

The client requested additional works to be completed, specifically the installation of a concrete driveway. AGC submitted a variation proposal for these works to the client for approval. This included detailed specifications and cost estimates to ensure the additional construction met the required standards and budget. Once approved, the additional works were seamlessly integrated into the project timeline to minimise any disruption and ensure a cohesive finish.

Construction Stage



Completion Stage





CAIRNS OTHF DATA CENTRE

Corner Sheridan & Hartley Street

Client

Energy QLD

Referee

Gilbert Badger- 0418 746 460

Role

Principal Contractor

Contract Type

Lump Sum

PROJECT DETAIL



CAIRNS OTHF DATA CENTRE

MARCH 2023 – NOVEMBER 2023

LOCATION: CORNER SHERIDAN AND HARTLEY STREET

TOTAL PRICE: \$ 5.4 MILLION

Subcontractors

- Brazier Motti
- Cairns Locating Specialist
- Temporary Fence Hire
- Northern Excavation Services
- Bugeja Earthmoving
- Flick termite treatment
- The Concreters
- Bolton Concrete Pumping
- Holcim
- Lyndons
- Blocksnorth
- Global Piling Solutions
- CSF Industries
- G. James
- Tacoma Plumbing
- RIS Safety
- A&J Roofing
- Iconic Constructions
- Babinda Electrics
- Cairns Hardware
- Mark Fletcher- Renderer
- Specfurn
- Prestige Painting
- Traditional Tiles & Flooring
- Cairns Fencing

Project Description

Construction of the Cairns OTHF Data Centre comprised of the following:

- Construction of a new Tele-communication Hosting Facility Building. Masonry and concrete construction. The building contains 4 zones:
 - Clean room
 - UPS room
 - Plant Area
 - Communication Room
- The project consisted of the construction of a new carpark, council footpaths and kerb and channel, Boundary security fencing and landscape works to create an aesthetically pleasing environment.
- AGC were also responsible for the design and construct of the Fit out of the new building included data racks, cable trays, communication cabling, DC Battery racks and rectifiers, air-conditioning unit, gas suppression systems including cylinders and generator.

Overall, the Cairns OTHF Data Centre project represents a comprehensive endeavour aimed at establishing a cutting-edge facility equipped to meet the demands of modern data management and communication infrastructure while prioritizing security, reliability, and environmental considerations.

Nominated Key Personnel Involvement

Project Director	Adrian Gabrielli
Construction Manager	Bernard Travers
Project Manager	Kris Williams
Site Foreman	Peter Kirby
HSEQ	Desmond Fremlin
HOTO Manager/ Contracts Administrator	Jennifer Bojocan
Contracts Administrator	Lucy Muston

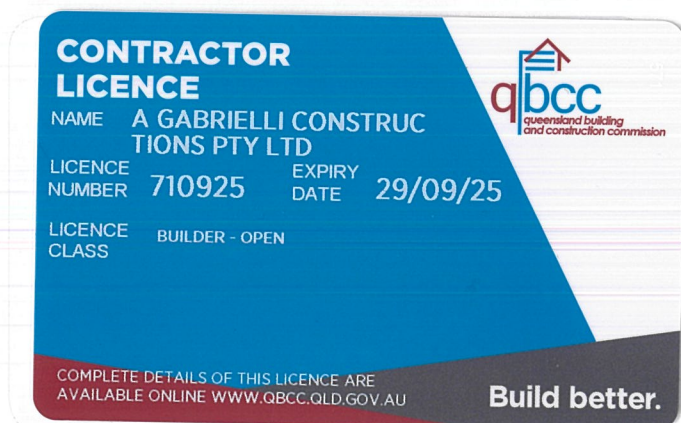
COMPLETION IMAGES



24 August 2022

710925
A GABRIELLI CONSTRUCTION PTY LTD
PO BOX 8143
GARbutt QLD 4814

Your QBCC licence card is enclosed.
There are many benefits and responsibilities that come
with being a QBCC licensee, please take the time to read
the important information on the back of this page.



Complete details of this licence
are available online via myQBCC

CONSTRUCTION METHODOLOGY

**A. GABRIELLI CONSTRUCTIONS PTY LTD
EQL BOWEN POLE YARD**

PROPOSED METHODOLOGY AND PROGRAM

CONSTRUCTION METHOD STATEMENT

A. Gabrielli Constructions would like to thank you for the opportunity to tender for this project and proudly present our proposed methodology for the EQL Bowen Pole Yard. With a proud legacy spanning over 50 years, AGC has firmly established itself as a trusted industry leader in the North Queensland Region. Our unwavering commitment to quality, integrity, and client satisfaction sets us apart as a leading choice for the EQL Bowen Pole Yard.

At AGC, we understand that each project is distinct, presenting its own set of challenges and opportunities. Which is why we pride ourselves on our ability to collaborate closely with our clients to bring their visions to life. From residential and commercial construction to civil construction, our dedicated team of professionals and strong subcontractor network is committed to delivering exceptional results, on time and within budget. With a focus on quality craftsmanship, attention to detail, and a dedication to client satisfaction, AGC stands ready to exceed expectations.

With a focus on innovation and sustainability, AGC embraces cutting-edge technologies and best practices to ensure optimal efficiency and environmental responsibility throughout the construction process.

SCOPE OF WORKS

This document outlines A. Gabrielli Constructions indicative method of works to complete all construction of the EQL Bowen Pole Yard as Principal Contractor.

To complete these works the following scope of work is required.

- Remove and retain existing Blue Metal Aggregate for re installation in new hardstand.
- Relocate existing Pole Rack to new location.
- Conduct Civil works to prepare driveway site.
- Supply & install new concrete to driveways as specified.
- Tie concrete driveway neatly into existing road edges.
- Replace existing Oil Separator with new Oil Separator and install in new location.

PROGRAM & KEY MILESTONES

Refer attached tender documentation for anticipated program.

Assumed Award date – 27TH February 2025

Construction Phase

- 13th March 2025 Site possession / Mobilisation
- 12th May 2025 Practical Completion

The challenges for the construction team which are specific to this project are identified as: -

- Ensuring the safety of all EQL Staff and Contractors, including vehicles, that operating in the zones adjacent to the work zone.
- Working safely within the proximity of an EQL operational facility.
- Ensure that the SWMS for all high-risk work is reviewed and approved prior to the commencement of works, including all relevant EQL inductions.
- Export of demolished material & access and egress to site with large vehicles.
- Dust and debris control from associated civil works.

This method statement sets out to demonstrate our ability to carry out the works in the optimum time, in the most viable and safe manner to achieve a completed project to the satisfaction of all parties involved.

METHOD STATEMENT DESIGN & CONSTRUCTION

GENERAL

The tender program indicates the proposed timing and sequencing of operations to achieve project completion.

Delivering Phase (Construction)

Preliminary Stage

1. Submission to client of the following documents for review and approval
 - QA documentation
 - Site Assessment and OH&S Management Plans
 - Dilapidation Survey
 - Staging of site into 2 Stages, so as site can remain open to EQL for the duration of the project.
2. Site Compound Setup
 - a. Mobilise to site and establish small site office/cribbing and amenities.
 - b. Delineate work area, installation of signage and barriers

Construction Stage



Fig. 1 – Location of Works

Construction Works

- 1) Services Isolation & Make safe
 - a) Arrange for the detection and confirmation of all services
 - b) Disconnect all services and make safe
- 2) Demolition
 - a) Remove & retain blue metal aggregate for reuse at new hardstand location
 - b) Remove and dispose to recycling facility all existing soil & concrete in proposed driveways in Stage 1 (Northern Driveway) & Stage 2 (Eastern Driveway)
 - c) Remove & relocate existing Pole Rack to new location

- d) Sawcut road edge neatly for concrete to tie into

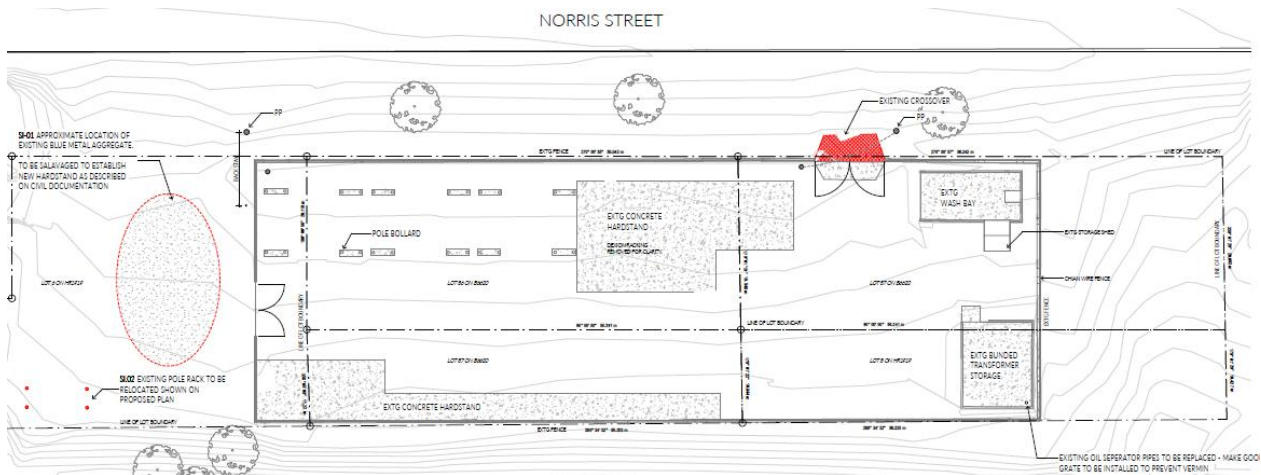


Fig. 2 Proposed Demolition Plan

3) Concrete Works – Stage 1

- Prepare driveway on Northern side of Pole Yard, Trim & Compact
- Install formwork and steel reinforcement to driveway slab as per detail provided in drawing 1278-002
- Pour driveway section 1, with 7-Day early strength concrete mix, utilising concrete boom pump
- Pour driveway section 2, with 7-Day early strength concrete mix, utilising concrete boom pump
- Allow 7 days for concrete to reach strength, before opening to traffic & commencing concrete works Stage 2

4) Concrete Works – Stage 2

- Switch entry to Pole Yard to Northern entry
- Prepare driveway on Eastern side of Pole Yard, Trim & Compact
- Install formwork and steel reinforcement to driveway slab as per detail provided in drawing 1278-002
- Pour driveway section 1, with 7-Day early strength concrete mix
- Pour Driveway section 2, with 7-Day early strength concrete mix
- Allow 7 days for concrete to reach strength before opening to traffic

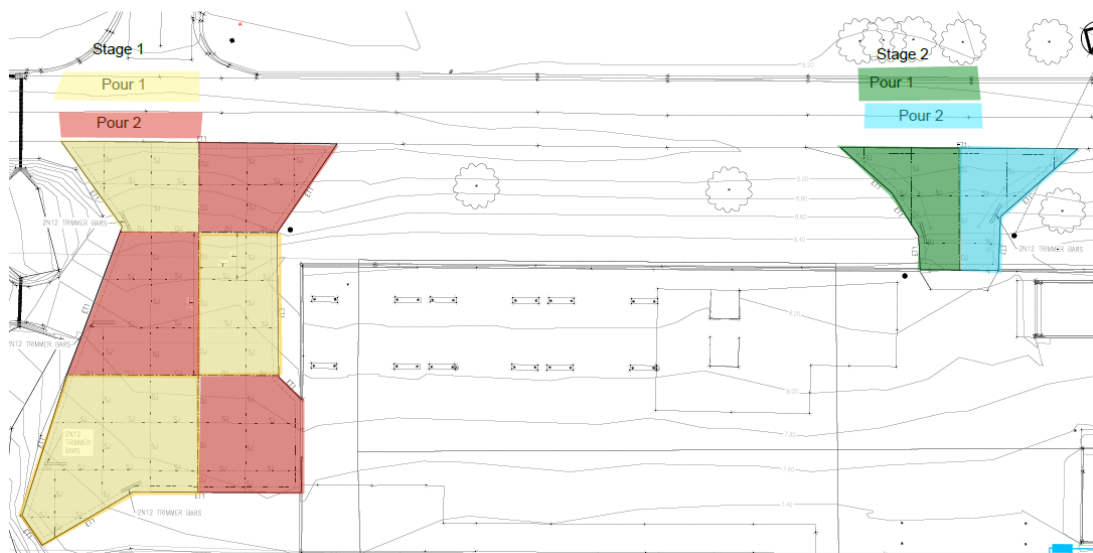


Fig. 3 Concrete Works Staging

5) New Hardstand

- a) Spread reclaimed blue metal to create new hardstand in location provided on drawing 1278-006

6) Oil Separator

- a) Install new Oil separator in new location
- b) Install new pipework associated with new Oil Separator
- c) Install new rock around new outlet
- d) Disconnect and remove existing Oil Separator once new Oil Separator has been commissioned.

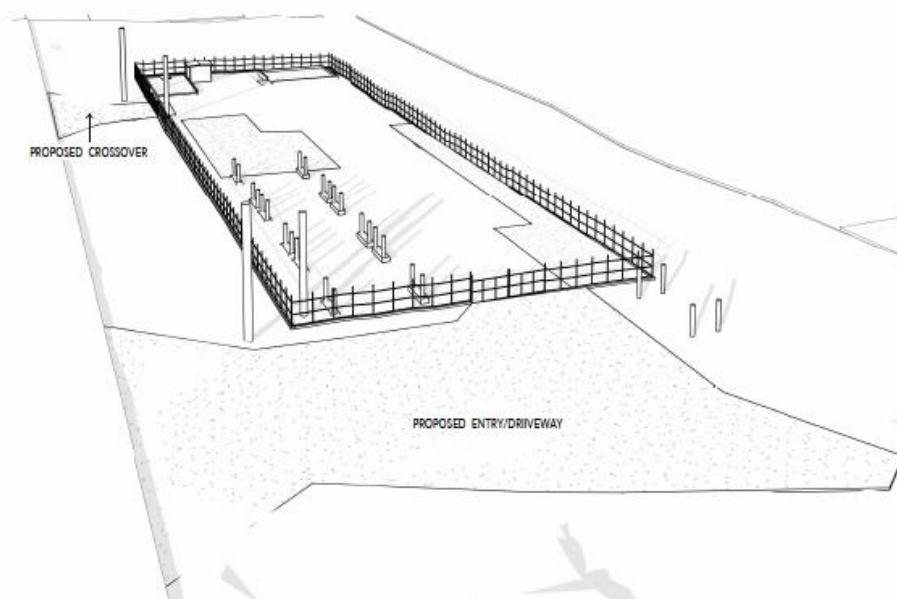


Fig. 3 Site overlay

POTENTIAL RISK AND MITIGATION

AGC have completed a full review of tender / contract documentation and identified numerous of items that provide risks to the success of the project. Following is a high-level breakdown of some potential problems and solutions that AGC have incorporated to their task methodology.

Site Access

- AGC will strictly adhere to the existing traffic route. Workers will be informed of the traffic route / access and egress to site. Delivery of site material to be as per the site plan.
- Parking on site is not permitted. Construction parking will be in a designated area agreed upon by stakeholders and AGC.

Program delays due to materials supply chain delays – Risk

- AGC maintains a very good relationship with all its suppliers and intends to order all long lead items as soon as possible after contract award.

Weather Risk

- The North Queensland wet season generally is finished by the end of April. AGC will continually monitor the weather forecast during the construction period to ensure adequate planning for deliveries and any required outdoor works.

Long Lead time items

- Procurement of Materials is very volatile in the current market, with both price and lead time changing rapidly. AGC have a long-standing relationship with local suppliers and subcontractors and are confident these items will not be an issue for procurement.

Overhead powerlines

- Overhead powerlines to be identified before works are to commence. Exclusion zones to be implemented and adhered to.

AGC see that solutions to the majority problems are through early identification, planning and clear communication with all relevant parties. AGC recognises the importance of positive communication and consultation.

Arrangements for discussions and regular meetings are established at the commencement of each project, as this forms part of our Construction Project Management Checklist (CON00-FORM-01). All on-site communication and consultation are outlined in the Communications and Consultation Matrix. (QSE08-REG-01). The matrix articulates what consultation is to occur, on what frequency and who is involved.

AGC shall ensure that regular consultation is undertaken on-site. Methods include but are not limited to:

- Site inductions / Hazard Reporting / Hazard Alerts / Prestart Meetings / Toolbox Talks / HS Committee meetings / Client Meetings

AGC have summarised some more general project problems that may arise in the table below, on-site the specific high risks are listed within the risk register to include the controls and mitigation methods.

CHALLENGES	MITIGATION/COMMENT
Project schedule	2. AGC have undertaken a complete review of the proposed tender schedule and have developed a detailed project schedule including milestones and consider the schedule both realistic and achievable based upon our capacity and resources allocated to the project.
High performance/quality expectations	3. AGC have established our own internal expectations regarding quality which are fully compliant to the requirements of ISO 9001:2015. These high standards also directly translate into a limited occurrence of defects during the defect liability period and in the Whole of Life costs of our completed projects. AGC's high standard of the final project is evident through the numerous awards over the past several years throughout North and Central Queensland, including: 4. 2020 - Excellence in Energy Efficiency and Environmental Management – Bwgcolman Retail Precinct (Palm Island) 5. 2019 - Project of the Year - Ergon Energy Garbutt Depot Stage 2 (Garbutt)

	6. 2019 - Education Facilities up to \$5 million - Calvary Christian College Performing Arts (Mount Louisa) 7. 2019 - Project of the Year - Winton Shire Council - Waltzing Matilda Centre (Winton) 8. 2019 - Tourism and Leisure Facilities over \$10 million - Winton Shire Council - Waltzing Matilda Centre (Winton) 9. 2019 - Industrial Building over \$5 million - Ergon Energy Garbutt Depot Stage 2 (Garbutt) 10. 2018 Community Service Facilities – Calvary Leadership College Building One (Mount Louisa) 11. 2017 - Industrial Building – Stuart Yard Consolidation Project
Inadequate program scheduling	12. AGC's proposed project team have completed similar projects together and as such have an ongoing working collaboration to fulfilment. 13. The capacity to manage numerous of concurrent projects is proven and as shown within this tender response AGC are currently achieving this. 14. AGC's project team work together in the development of the initial project schedule and program to ensure that all project team members are fully aware of the requirements.
Managing a project in an operational facility	15. AGC's experience of undertaking projects within operational environments where we ensure adjacent facilities or shared infrastructure is not impeded by construction work. 16. AGC have a proven track record in Defence projects where daily interaction of base operations takes place. 17. AGC have defined roles and responsibilities to ensure that effective communication and consultation with all the stakeholders takes place on all projects.

MANAGEMENT SYSTEMS

Health and Safety, Environmental and Quality Management are critical considerations in the daily operations of every AGC site. AGC has developed detailed management systems for implementing and controlling construction health and safety, environmental, and quality assurance programs. These systems have been independently certified and regular internal and external auditing ensures system adherence. These plans are coordinated with the overall management of the project in AGC's various Project Management Plans, which defines all stakeholders, describes these roles and responsibility of the team members and integrates aspects of project delivery such as design and procurement with, for example, the safety and quality plans. Each project team has a dedicated Project Manager, who is responsible for maintaining the management systems.

PLANNING AND PROGRAM

The project Tender Program has been prepared and developed using the computer-based Microsoft Project planning and project management software.

On award of contract AGC will write the construction program. This program will be continuously monitored, tracked, reviewed, and updated throughout the entire construction period. Upon review, corrective action and resubmission of program will be applied, as necessary.

The team of subcontractors AGC has nominated within this tender are long-time local regional businesses and have had long working relationships with AGC. This long-term relationship with the subcontractors is one of AGC's

strengths as the subcontractors understand the dedication AGC has toward any project. This understanding is paramount to enable the delivery of sensitive and difficult projects on time and within budget.

The program at tender time although quite extensive is indicative only, upon award of contract AGC are more than obliged to meet with the client and to further detail the more critical aspects of the project. An integral component of the project program is the reoccurring meetings that have been inserted into program. These meetings are detailed further below:

- Weekly toolbox meetings will be held by AGC. These meetings are to keep all subcontractors and workers up to speed with current and upcoming work disciplines. These meetings are also used to point out any issues throughout the site that need attention or addressing. Client representation is more than welcome at any of these meetings.
- Contract site meetings will be held on a fortnightly basis. These meetings are integral to the performance and success of the project. Within these meetings, AGC will address any RFI's within the RFI register, and address any variations that are required to keep continuation of the project. As required AGC will update and distribute an updated construction program for keeping all stakeholders informed of the progress.
- Project safety committee meetings will be held monthly. These meetings will be conducted by AGC by the HSEQ team. Safety is a huge component to any of AGC's projects. AGC understands the requirement of zero harm and take this as the most important part of any work. AGC are committed to ensuring that the team is competent, and all have the same attitude towards safety.
- Principal Contractor and Client meetings will also be held monthly. This will ensure clarity between contractor and client always. AGC understands the obligations to the delivery of this project. AGC ensure that this will be achieved by having the best possible team on board to deliver this project with zero harm, on time and within budget.

TRADE & SUPPLIER PROCUREMENT

The quality requirements of the project means that selection of the right subcontractors will be critical in meeting the high standard AGC will require for this project. AGC will only award these trade packages to subcontractors meeting these qualifications.

The evaluation process will consider tenders based on the following criteria:

- Commercial consideration.
- Ability to deliver in accordance with the program.
- Technical and management skills included in the offer.
- Ethical behaviour.
- Trade specific requirements.
- Safety and QA.
- Previous performance history and outcomes.

Final contractor selection is determined after factoring the risk profile of the trade into the subcontractor tender performance on the above criteria.

TRADE PACKAGE MANAGEMENT

Major considerations in managing the subcontractors efficiently and effectively include:

- Confirm all roles and responsibilities and establish lines of communication.
- Prepare detailed programs especially highlighting inspections.
- Establish and operate quality, safety, and environmental plans to ensure that site personnel and subcontractors are aware of their roles and responsibilities.

- Establish and maintain good industrial relations and ensure subcontractors are aware of their responsibilities.
- Ensure that materials and quality are of a high standard and comply with the contract.
- Exercise practices to mitigate the effects of work delays translating to overall contract.

SITE MANAGEMENT ESTABLISHMENT

The site management for the project will comprise of a Project Manager who will lead the site team which is detailed in the Project Management section.

The site team will be supported and assisted by our head office-based staff including environmental, planning, temporary works, health and safety managers.

AGC's Project Manager will liaise with the Client in all matters relating to the project operations. Regular meetings will be held, initially to establish a control plan, and to monitor the progress of the project and its impact on the Client environment. This plan will include an agreed procedure for handling any incidents that should occur.

In the planned site layout, specific measures are included to ensure minimum impact on the Client operations and to minimise any direct contact the Client may have with construction operations. These include:

- Restricting vehicle and pedestrian access to the site area from road.
- Utilising office and ablution facilities within the works area to minimise the need for construction personnel to leave work areas.
- Coordinated directional and information signage to manage pedestrian and vehicle flows around the works.
- Inclusion of explicit 'code of conduct' standards in the site induction of all construction personnel.

PERSONNEL AND SITE SECURITY

All personnel will be inducted prior to gaining access to the site. They will be informed of the specific site rules required in the preliminaries relating to the project as well as AGC site rules. All personnel will be required to provide their current licenses and industry blue/white cards.

SITE ACCESS AND DELIVERIES

A delivery vehicle lay-down area will be nominated. All delivery constraints will be identified to all suppliers and trade contractors as mentioned above regarding site access.

Parking for field staff will be within the designated work site or at a nominated location off site as agreed with the Superintendent. No parking on turfed areas will be permitted.

COMMUNICATION MANAGEMENT

This Communications Management Plan has been developed by A. Gabrielli Constructions' Pty Ltd to document the management framework to identify and manage all risks associated with the communication, document storage and transmittal for construction works undertaken by A. Gabrielli Constructions' Pty Ltd as the principal contractor.

The Communications Management Plan defines the following:

- What information will be communicated—to include the level of detail and format.
- How the information will be communicated—in meetings, email, telephone, web portal, etc.
- When information will be distributed—the frequency of project communications both formal and informal.
- Who is responsible for communicating project information.
- Communication requirements for all project stakeholders.
- What resources the project allocates for communication.
- How any sensitive or confidential information is communicated and who must authorize this.
- How changes in communication or the communication process are managed.
- The flow of project communications.

- Any constraints, internal or external, which affect project communications.
- Any standard templates, formats, or documents the project must use for communicating; and
- An escalation process for resolving any communication-based conflicts or issues.

The plan provides a communication direction for the project team and the contractor to ensure a steady flow of accurate and timely information, engage stakeholders in the planning and design stages, and to reduce incorrect information from other sources.

Key risks that this Plan is attended to address include:

- Continuity of document and communications records regardless of any staff turnover or changes.
- Permanently available document archive.
- Monitoring of timely actioning of priority items; and
- Ensure all Key Stakeholders are well informed on key decisions, scope, and impacts for the project.

Detailed below are the responsibilities of various roles for the project. Individuals nominated to these roles are required to sign Responsibility Statements acknowledging and accepting these responsibilities are part of the Site Induction and Training process.

Principal/Project Sponsor - The project sponsor is the champion of the project and has authorized the project by signing the project charter. This person is responsible for the funding of the project and is ultimately responsible for its success. Since the Project Sponsor is at the executive level communications should be presented in summary format unless the Project Sponsor requests more detailed communications.

Principal/Program Manager - The Program Manager oversees the project at the portfolio level and owns most of the resources assigned to the project. The Program Manager is responsible for overall program costs and profitability as such they require more detailed communications than the Project Sponsor.

Principal/Project Manager - The Project Manager oversees the project at the daily and weekly works level. The Program Manager is responsible for the project outcomes and require the most detailed level of communications.

Principal/Superintendent Representative - The Superintendent or Principal's Representative administers the contract. They are involved in daily communications and manage responses to RFIs.

AGC Project Manager - The Project Manager has overall responsibility for the execution of the project. The Project Manager manages day to day resources, provides project guidance and monitors and reports on the projects metrics as defined in the Project Management Plan. As the person responsible for the execution of the project, the Project Manager is the primary communicator for the project distributing information according to this Communications Management Plan. To meet the general responsibilities outlined above, Project Managers should:

- Set clear expectations for how and when updates will be shared; and
- Manage all proposed and approved changes to the communications management plan. Once the change is approved, the project manager will update the plan and supporting documentation and will distribute the updates to the project team and all stakeholders.

AGC Design Manager - The Design Manager is designated to be responsible for ensuring that all technical aspects of the project are addressed and that the project is implemented in a technically sound manner. The Technical Lead is responsible for all technical designs, overseeing the implementation of the designs and developing as-build documentation. The Technical Lead requires close communications with the Project Manager and the Project Team.

AGC Construction Manager - The Construction Manager oversees the construction of the project, providing strategic and high-level input and guidance to the site project team. They will take a proactive role in ensuring effective communications on this project between the site and office staff.

AGC Contract Administrator - The Contract Administrator is responsible for managing all project communications, including:

- Maintaining and distributing project registers (Drawings, RFI, Variations, Delays, Non- conformances);
- Managing RFI distribution and closure; and
- Document distribution and updates.

SIGNAGE

Site signage will be provided as necessary to advise operatives/visitors and delivery staff of safety requirements and where to report on arrival. Site signages will include:

- Access requirements.
- Speed Limits.
- Overhead/Underground Services.
- Safety Helmet, Footwear and other PPE Requirements.
- Danger Construction Site, etc.

WASTE MANAGEMENT

A waste management strategy will be developed during the pre-commencement period. This strategy will be incorporated within all trade contractor orders. Initially the waste from the demolition works will be discarded immediately. AGC and our contractors will aim towards separating waste materials for recycling wherever practicable. The construction waste will be loaded into skip bins or trucks and will be transported off site regularly to ensure a clean and debris free jobsite.

WORK HEALTH AND SAFETY

AGC have a fully implemented Integrated Business Management System (IBMS) that complies with all the requirements of the following standards; AS/NZS 4801:2015 Health and Safety Management Standard and 31000:2009 Risk Management. AGC are 3rd party JASANZ accredited to the standard AS/NZS 4801:2015 and have recently updated the IBMS to meet the ISO 45001:2018 standard in readiness for the end of the current certification cycle.

Additionally, AGC are accredited by the Office of Federal Safety Commissioner (OFSC). This accreditation demonstrates that within AGC Health and Safety is of utmost importance and of the highest standard on all of our projects.

AGC's Health and Safety Management System, delivered under AGC's IBMS, is integral to the ongoing success of AGC in ensuring the health, safety and wellbeing of project personnel, stakeholders, and members of the public when delivering construction projects.

AGC's commitment to the health, safety and wellbeing of project personnel and members of the public is defined in its Health and Safety Policy. The ongoing commitment means that we are always sourcing opportunities to improve. Recently our IBMS has been updated to be compliant to ISO 45001:2018 Occupational Health and Safety to allow AGC to transition at the end of the current certification cycle.

This commitment is underpinned by the implementation of an organisational structure, planning and resources for developing, implementing, and maintaining policy for managing the health and safety risks associated with AGC' activities.

AGC's project specific Risk Register (QSE05-REG-02) is considered a working document and is reviewed and amended during the course of the project to identify these hazards and control measures to be implemented in accordance with the hierarchy of control to mitigate these risks.

The Director, Senior Managers, Supervisors, and workers all play a vital role in the health, safety and environment and wellbeing of stakeholders across our projects. All staff are aware of their individual and collective responsibilities

in regard to health, safety and environment. We promote a positive safety and reporting culture with a “no blame” approach in the identification and rectification of all incident related issues.

As part of our Construction Project Management Checklist (CON00-FORM-01), AGC are required to develop a project organisation chart identifying key personnel to be engaged on all AGC projects. Further to this AGC document roles and responsibilities within the site-specific Construction Health and Safety Plan (CON20-FORM-01). Each person inducted is required to sign a responsibility statement regarding their position within the project which defines their specific safety responsibilities.

At organisational level we have established an organisational chart which clearly articulates responsibilities of management, supervisors and workers as required by the WHS Regs QLD 2011 (Person conducting a business or undertaking (PCBU), Officers, Workers and Other Persons at the Workplace).

As part of our Integrated Business Management System (IBMS), Management is trained on how to demonstrate management commitment and their specific responsibilities in this regard. The Director, Senior Management and Supervisors are actively involved in our proactive approach to a positive safety culture through various mechanisms:

- Development and communication of organisation policy.
- Development of accountabilities, roles, and responsibilities.
- Development and implementation of processes in consultation.
- Active involvement in evaluation and improvement of our management systems.
- Active involvement in site management.
- Delivery of toolbox talks.
- Task Observations.
- SWMS Review.
- Formalised Management Audits and Inspections.

At Project Level, specifically, the Director and all Senior Project Team Members are involved in the monthly formalised Senior Management Inspections (QSE05-FORM-15) which includes (but not limited to) a complete review of the Workplace Health and Safety Management Plan, Project Risk Register, Safety Performance targets and complete site inspection. The process also includes a formalised toolbox talk with all site workers and subcontractors discussing safety performance and the findings of the inspection as well as an open forum to discuss any and all safety related issues.

We are focused on developing policies and procedures in an open manner to ensure that all employees, sub-contractors, suppliers, and clients are aware of who is accountable and how to communicate AGC’s principals and objectives regarding health and safety. These processes are managed through AGC’s IBMS Communication and Consultation Process (QSE08-PFC-01) and Dispute Resolution Process (HR05-REF-05).

The IBMS defines how to undertake actions to evaluate and review AGC’s management system and how AGC manages continual improvement of all actions raised to ensure that all opportunities for improvement are addressed, actioned, and communicated to all relevant parties. Regular inspections are detailed within the Monitoring and Review Matrix (QSE05-REG-05) these inspections allow management to engage in communication and consultation with the workers that are directly affected by the IBMS, to identify, assess and control risks and to seek feedback for improvement on the effectiveness of the IBMS.

Senior Management is involved in ensuring that risks, whether identified through formalised risk assessment activities, hazard reporting, near miss, incident or accidents are reported upon, and management are actively involved in the review of these. This is documented in the Incident Management Process. (QSE09-PFC-01)

Senior Management is also actively involved in identifying opportunities for improvement within the IBMS. This is in part demonstrated through the scheduling of regular management review meetings, where review of the various resources within the IBMS designed to measure the effectiveness of the IBMS is undertaken by management.

DUST, DEBRIS AND NOISE CONTROL

The site will be kept clean and tidy and will accord with statutory requirements. AGC will ensure that dust, noise, or any sort of contamination generated from the demolition activity is managed to prevent environmental nuances

or environmental harm as noted in the environmental management plan. Management of noise pollution and vibration will be given high priority. Where the works are in proximity of occupied buildings, AGC will ensure acceptable levels, noise are adhered. AGC aim to make every reasonable endeavour both by means of temporary works and using appropriate plant or silencing devices to ensure that the level of noise resulting from the execution of the project works does not constitute a nuisance. If visible release of dust, noise during the demotion works the following procedures will be followed:

- Immediately review and adjust operational controls as required.
- If visible releases of dust / emissions continue or are repetitive, AGC will cease all activities immediately and reported to the client for further resolution.
- Prior to recommencing works, the improved control measure will be implemented to prevent any emission release.
- Continually monitor for visible dust, emissions, and noise impacts

CONCLUSION

The above method statement has been developed specifically to demonstrate our understanding of the project requirements and the broad methodology required to carry out a project of this nature.

It is not however all encompassing and prior to the commencement of each stage or phase of the construction works, specific method statements will be produced and agreed with the AGC team.

End of Response

